
Site Address:	55 Southbrook Road, Havant, PO9 1RL		
Proposal:	Front extension, revision to approved planning application APP/14/00700.		
Application No:	APP/16/00133	Expiry Date:	04/04/2016
Applicant:	Mr Casey	Team:	Team 1
Agent:	Mrs Grinstead	Case Officer:	Harriet Pitney
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1	<u>Site</u>	<u>Description</u>
----------	--------------------	---------------------------

Southbrook Road is a residential road located within Langstone. The road is characterised by regularly spaced, detached properties of two storeys in height set within generous plots of land. Whilst the dwellings are similar in scale and appearance there are varieties in the external finishes of the dwellings.

No. 55 Southbrook Road is a two storey, detached dwelling with a single storey front extension and hardstanding to the front with vehicular access onto Southbrook Road. The property is set back from the front of the plot by approximately 12 metres with a hard standing area in front for vehicular parking. The front is enclosed by hedging which maintains the sites verdant appearance, a strong characteristic of the area.

2	<u>Planning History</u>
----------	--------------------------------

00/63014/001 - Detached Garage to front of property, REF,25/10/2000

97/63014/000 - 2 storey side extension, single storey rear extension and pitched canopy to front, PERM,05/02/1998

APP/14/00700 - Part single storey, part two storey front extension and single storey rear extension; render and cladding to remodel external elevations of dwelling., PERM,29/10/2014

3	<u>Proposal</u>
----------	------------------------

This application seeks planning permission for a front extension to the property. The application seeks an amendment to approved planning application APP/14/00700 as Southern Water would not approve a build over the public drain running below the front extension- this proposal therefore seeks to bring the front extension further forward.

4	<u>Policy Considerations</u>
----------	-------------------------------------

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water-

There is a sewer protection agreement attached to this site, the applicant is advised that should any changes be required to this agreement, this will need to be approved by Southern Water by way of a build over application.

The applicant is advised to contact Southern Water directly regarding any new connection to the public foul and surface water sewer- Informative suggested.

Due to changes in legislation, it is possible that a public sewer could be crossing the above property. Therefore, in the event any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment: No comments received.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area, therefore the proposed development is acceptable in principle subject to the Development Control Criteria.

(ii) Impact upon the streetscene

The property benefits from a large plot, whereby the proposal is set well back from the street scene and as such it is not considered the development would be prominent within the existing street scene. Whilst the proposal initially raised concerns regarding the scale of the development proposed, it is important to recognise that a single storey front addition has recently been permitted in this location and it is considered that there is still sufficient spacing between neighbours with the set back from the street scene helping to reduce the visual impact of the development to the front of the property. The proposal is also considered to accord with Havant Borough Councils Design Guidance.

(iii) Impact upon residential amenity

The proposal is of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbours of 53 and 57 Southbrook Road. It is considered that the existing built form, boundary screening and separation distances combine to ensure that the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or overbearing effect. It is therefore considered that the development accords with Policy CS16 of the Havant Borough Council Core Strategy.

The position of the extension and distances from other neighbours ensures that there are no unacceptable impacts on the amenities of any other neighbouring property.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in any unacceptable impact on neighbour amenity or harm the character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00133 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Red line plan- received 8th February 2016

Block plan- received 8th February 2016

Existing elevations- received 8th February 2016

Proposed elevations- received 8th February 2016

Existing floor plans- received 8th February 2016

Proposed floor plans- received 8th February 2016

Proposed roof plans- received 8th February 2016

Reason: - To ensure provision of a satisfactory development.